

## **GENERAL CONSTRUCTION FEATURE AND AMENITIES**

- 1 R.C.C. :** All the R.C.C. works viz. pile foundations/open Footings, R.C.C. plinthbeams, floor Beams R.C.C. columns, staircase, Lift well, R.C.C. over headtanks, underground tanks, Lift Machine Rooms, R.C.C. Loft over Bathroom, W.C. & Kitchen etc. Shall be as per IS 456 and shall be designed for Earthquake forces and Wind forces as per IS 1893.
- 2. EXTERNAL WALLS AND PLASTER :** External walls shall be brick or block (6" thick) with water proof sand faced plaster in two coats.
- 3. INTERNAL WALLS AND PLASTER :** Internal walls shall be brick or block (4.5" thick) with cement mortar plaster on both faces.
- 4. WATER PROOFING :** Terrace, Lift machine room top, Bath, W.C., Sinks and all wet areas shall adequately water proofed with brick bat coba, I.P.S. and chinachips on the top with 10 years guarantee.
- 5. PLUMBING (DRAINAGE AND WATER SUPPLY) :** All vertical drainage and rain water pipe lines and water supply work up to and including drainage connection to the KBMC sewage Line and water connection to the water mains including water Meter be carried out through Licensed Plumber as per MIDC requirements. All the pipes (drainage and water supply) shall be at least 1.5" from the walls Vertical Drainage pipes shall be of PVC, underground drainage pipes shall be of good quality S.W. with box concreting and water supply pipes shall be of C class G.I. pipes.
- 6. PAINTS :** Water repellent paints (Elastomeric or Text paint) to be provided on the external surfaces and internal paint shall be of plastic or luster with P.O.P. on walls and ceilings.

7. **PIPED GAS PROVISION** : All the flats shall be provided piped gasConnection ( Provision)
8. **WATER SUPPLY** :MIDC Water connection for domestic purpose and bore well water connection for flushing and free lighting.
9. **RAIN WATER HARVESTING** : All the rain water shall be efficientlycollected and shall be Reutilized for increasing ground water level.(As per KBMC Norms)
10. **ANTI TERMITE TREATMENT** : Ant Termite treatment before, during andafter the completion of the work shall be executed through reputed Pest ControlAgency.
11. **LIFT** : Lift and Lift installation work shall be carried out by reputed Lift ( OTIS , THYSENKRUPP , KONE ) perP.W.D. requirements.
12. **FIRE FIGHTING** : The Fire fighting installation work shall be as per Chief FireOfficers requirements.

**- STANDARD AMENITIES -**

**EACH FLAT SHALL BE PROVIDED WITH THE FOLLOWING AMENITIES**

**(1) GENERALS**

1. Marbo - granite / granitite. Tile of Size 2x2' / 1'6"X1'6" flooring of approved quality in entire flat.
2. Granite kitchen platform with a stainless-steel sink ( serviceplatform will be provided as per planning).
3. Full height colored glazed tiles in bathroom & W.C with ceramic flooring.
4. Green Marble treads, risers, Landing and Mid landings
5. Wall & Ceiling of the flat will be putty finished in all walls and ceiling.

6. Internal wall will be plastic paint.
7. Ample parking facility - covered & open. ( 70 cover Parking for phase 1 & 50 cover Parking for phase 2)
8. Pest Control treatment.
9. Adequate water storage tank for continuous water supply.
10. Meter Cabin.
11. Name Board and Name plate of same design to each and every flat.
12. Pump Room with adequate number of pumps.
13. Servant Toilet in each and every wing.

## (II) PLUMBING, ELECTRIFICATION & ACCESSORIES FITTINGS

1. Concealed plumbing with hot & cold mixer —Jaguar make or equipment C.P. fitting.
2. Exhaust fans & geysers electric points will be provided in all toilets.
3. Water filter Electric point will be provided.
4. Three Phase meter connection if required. ( As per MSED load calculation )
5. Concealed copper wiring with reputed brand switches.
6. Shower in master bedroom.
7. Space provision for Washing Machine. ( As per planning )
8. Cable & Telephone Points to be provided in each and every habitable room .
9. Good quality Commodes and Wash Basin.

## (III ) DOORS & WINDOWS

1. Decorative main door of solid flush door with Brass hardware fittings teak woodframe and double locking system.

2. Decorative finish interior doors.

3. Granite door frames in all kitchen, bedroom, bath, toilet & W.C.

4. Heavy section powder coated / Anodized aluminum sliding windows with tinted glass and granite sill Frame.

5. Mosquitoes Nets in all windows

#### (IV) SPECIAL FEATURES

1. Breathtaking beautiful elevation.
2. Grand entrance lobby with Granite flooring with P.O.P. work on wall & false ceiling.
3. Security cabin at the entrance gate with C.C.T.V. (at Entrance lobby) Security with electronic check in system
4. Provision for Internet Connection.
5. Society Office with Watchman's Room & Cabin. (for phase 1 & phase 2 )
6. Health Club - Health club with a well-equipped gymnasium , Indoor games like carom, Pool table and table tennis & swimming pool ( for phase 1 & phase 2) independently.
7. Garden & Landscaping - Beautiful landscaped garden Children's play equipment, children pavilion, play area, paved and well designed lawns for children and elderly people. Well lighted Jogging Track. Curtain wall trees to give privacy to complex. (for phase 1 & phase 2 )
8. Infrastructure Development Watchman Cabin, Changing room, Rest room and toilet facility for security staff. Decorative Compound wall with lighting facility Decorative Main Gate Entrance Concrete Internal Roads with adequate Storm water drains and drive ways. Chequered tiles / interlocking pavers in paved areas. Well Lighted internal Roads Well designed Garbage Disposal System ( for phase 1 & phase 2)
9. Water tap in every existing shop.